








Penthouse

# The Ideal Industrial Property For Rent In Blackheath Industrial

South Africa, Gauteng, Midrand, , , 7580,

MONTHLY RENTAL PRICE

R 250325.00


-  2945 qm
-  rooms
-  bedrooms
-  bathrooms
-  floors
-  qm land area
-  car spaces



Judi Santorelli

Urbanxproperties

Cape Town, South Africa - Local Time

 27 740473742



Located in the center of the well-established Blackheath industrial node of Cape Town, Arterial Industrial Estate is a state-of-the-art industrial development. This cutting-edge creation has a number of essential characteristics that are intended to satisfy all of your production, storage, and transportation needs while improving water and energy efficiency and cutting operating expenses.

Availability from April 2024 with projected gross rental rates of R85.00 per square meter excluding VAT.

#### Key Features:

**Prime Location:** Arterial Industrial Estate is strategically positioned along the Stellenbosch Arterial Road, providing excellent accessibility to major arterial roads, including the R300, N1, and N2. This location offers a prime spot for businesses and is in close proximity to Cape Town International Airport.

**Security and Access Control:** Your business's safety is our top priority. The development offers 24-hour security and robust access control measures, ensuring the safety of your operations and assets.

#### Public Transport Access:

With convenient access to public transport hubs, your employees and customers will find it easy to reach your business. The Zevenwacht Shopping Centre in Kuils River is just a 10-minute walk away, adding to the convenience.

#### Versatile Unit Sizes:

Units range from 2000m<sup>2</sup> to 40,000m<sup>2</sup> of combined office and warehouse space, allowing for maximum flexibility to meet your specific needs.

#### High-quality Specifications:

The development boasts a minimum eaves height of 9 meters, ample yard space, and fire sprinklers, ensuring optimal working conditions. Roller shutter doors, both on grade and docking height, offer seamless access for your logistics needs.

#### Energy and Water Efficiency:

Arterial Industrial Estate has been designed with a focus on energy and water efficiency. Photovoltaic solar panels on the warehouse roof, LED high bay lighting, and natural lighting contribute to sustainable and cost-effective operations.

#### Additional Features:

The development provides a range of additional features, including high-lift sectional overhead dock doors, dock levellers (upon request), and standby power options.

#### Building Specifications:

9m Warehouse Eaves Height

FM3 Floor for Durability

5m Canopy Over Roller Shutter Doors

3 to 5 Roller Shutter Doors on Grade (Depending on Unit Size) Boom Access for Easy Entry

Air-Conditioning in Offices and Ventilation in Canteen and Staff Areas

Statutory Fire Protection & Signage

Energy-efficient lighting with LED

Concrete Hardstands for Durability

Guardhouse for Enhanced Security

#### What's Excluded:

Tenant's fixtures, fittings, softs, furniture, and more

Fit-out for the kitchen and canteen, including appliances and equipment.

Operational equipment such as piped gas and compressed air installations

Server, data, fiber, and telephone installations with sleeves allowed for flexibility.

Specialized features like cranes, racking, or partitioning in the warehouse.

All work related to PV installations with the northern side designed for PV panels. Security measures, including electric fence, alarm systems, metal detectors, and CCTV.

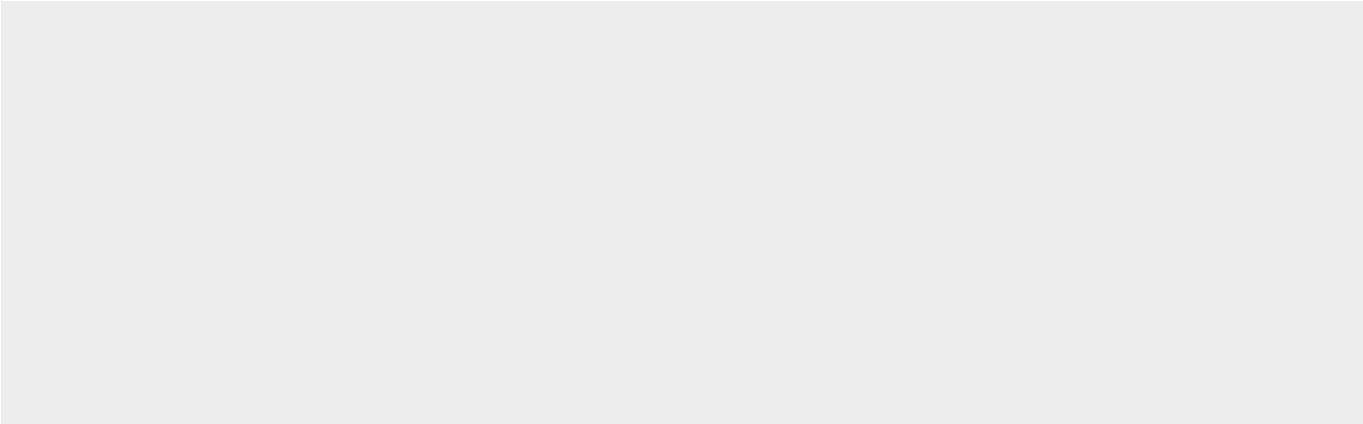
Access control systems like card readers, turnstiles, and intercoms

Special storage units for flammable materials or chemicals in larger warehouse spaces

Arterial Industrial Estate is more than just an industrial space; it's a strategic business investment that offers top-notch facilities, security, and energy efficiency in a prime location. With its versatile unit sizes and high-quality specifications, it caters to the diverse needs of modern businesses. Join us at Arterial Industrial Estate in Blackheath, Cape Town, and take your operations to the next level. Contact SpaceX Properties to secure your space today!

Available From: 06.03.2024

Floor: 4      Floors: 4      Year Built: 2017      Car Spaces: 4      Year Of Construction: 2017      Type: Office



Amenities

ID	Property ID
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Outdoor Amenities